

IN RE: PETITION FOR ADMIN. VARIANCE

W/S Hanover Pike, 3/4 mile N
centerline of Mt. Gilead Road

4th ~~2nd~~ Election District
3rd Councilmanic District
(14632 Hanover Pike)

Sharon F. & James L. Spies
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-258-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Sharon F. and James L. Spies, the legal owners of the subject property. The variance request is for property located at 14632 Hanover Pike in the Upperco area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

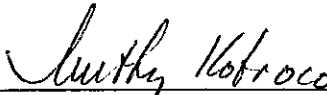
1/25/02
H. G. G. G. G.

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of January, 2002, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/25/02
R. G. G. G.



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 25, 2002

Mr. & Mrs. James L. Spies
14632 Hanover Pike
Upperco, Maryland 21155

Re: Petition for Administrative Variance
Case No. 02-258-A
Property: 14632 Hanover Pike

Dear Mr. & Mrs. Spies:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14632 HANOVER PIKE, UPPERCO, MD 21155
which is presently zoned RC-2 *formerly split zoned RC-2/RC-4*

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (garage) be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

14632 HANOVER PIKE 410-429-4516
Address Telephone No.

UPPERCO MD. 21155
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11/25/01 day of November, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-258-A

Reviewed By BK Date 12/17/01

REV 10/25/01

Estimated Posting Date 12/30/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14632 HANOVER PIKE
Address
Upperco MD 21155
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This is an appeal for an area variance for location of a one story freestanding garage of less than 600 sq.ft.

As proposed, The eastern most edge of the proposed one story garage would be located approximately 10 feet forward of the existing dwelling front door line, which is in technical violation of Baltimore County Zoning Regulations.

The existing dwelling has an unusual architectural feature, in that the front door is actually located 25 feet behind the eastern most point of the dwelling (family room) and is in a central location within the L-shaped structure.

To locate the eastern most portion of the proposed garage "behind" the front door line would place it too far behind the dwelling to be practical due to the 30ft. set back requirement for the well site. Additionally, it would require considerable demolition of mature trees, shrubs and fencing and require a driveway extension. It would also place it outside of the master building lot limitations.

Placement of the proposed garage adjacent to the existing dwelling's-east side would require extensive re-grading and an additional 100 ft. of new driveway and 50 ft. of new walkway. The septic field locations prohibit a northerly location placement.

The proposed location would be the most aesthetically pleasing for the dwelling and for the adjacent properties.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
JAMES L. SPIES
Name - Type or Print

[Signature]
Signature
SHARON F. SPIES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

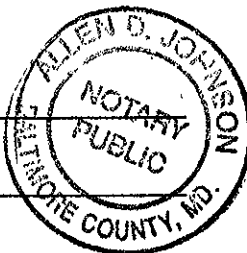
I HEREBY CERTIFY, this 10 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James L. Spies and Sharon F. Spies
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 5/1/05



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14632 HANOVER PIKE
Address
UPPERCO MD 21155
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

This is an appeal for an area variance for location of a one story freestanding garage of less than 600 sq.ft.

As proposed, The eastern most edge of the proposed one story garage would be located approximately 10 feet forward of the existing dwelling front door line, which is in technical violation of Baltimore County Zoning Regulations.

The existing dwelling has an unusual architectural feature, in that the front door is actually located 25 feet behind the eastern most point of the dwelling (family room) and is in a central location within the L-shaped structure.

To locate the eastern most portion of the proposed garage "behind" the front door line would place it too far behind the dwelling to be practical due to the 30ft. set back requirement for the well site. Additionally, it would require considerable demolition of mature trees, shrubs and fencing and require a driveway extension. It would also place it outside of the master building lot limitations.

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The proposed location would be the most aesthetically pleasing for the dwelling and for the adjacent properties.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
JAMES L. SPIES
Name - Type or Print

[Signature]
Signature
SHARON F. SPIES
Name - Type or Print

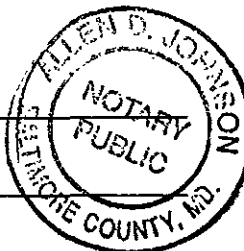
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James L. Spies and Sharon F. Spies
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 5/1/05





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14632 HANOVER PIKE, UPPERCO, MD 21155
which is presently zoned RC-2 ^{formerly split zoned RC-2/RC-4}

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure (garage) be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

JAMES L. SPIES 410-261-7876 WORK
Name - Type or Print _____

Signature _____

SHARON F. SPIES
Name - Type or Print _____

Signature _____

14632 HANOVER PIKE 410-429-4516
Address _____ Telephone No. _____

UPPERCO MD. 21155
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-258-A

Reviewed By BK Date 12/17/01

REV 10/25/01

Estimated Posting Date 12/30/01

**Zoning Description
For
14632 Hanover Pike, Upperco, Md. 21155**

Beginning at a point on the West side of Maryland Route 30, which is 50 feet wide at a distance of .75 mile North of the centerline of Mt. Gilead Road, which is 40 feet wide. Being Lot # 3 in the subdivision of Twin Brooks as recorded in Baltimore County Plat Book # 42, Folio #112, containing 2.96 acres. Also known as 14632 Hanover Pike, Upperco, Maryland, 21155 and located in the 4th Election District, 9th Councilmanic District.

(Copy of Deed attached)

FIDELITY MERIT TITLE COMPANY
 COMMERCE CENTRE WEST, SUITE 212
 1777 REISTERSTOWN ROAD
 BALTIMORE, MARYLAND 21208
 (410) 653-1550

12

C RD/F 16.00
 C T TX 875.00
 C DOCS 1025.00
 CC IMP 5.00

This Deed, MADE THIS 29TH day of OCTOBER

DEED Q #
 by and between SK CLERK 1921.00

in the year one thousand nine hundred and ninety two
 DAVID HERBERT BUTLER and CAROLE JEAN BUTLER

#44207 0001 R02 T12:13
 12/08/92

of THE STATE OF MARYLAND, parties of the first part, and

JAMES L. SPIES and SHARON F. SPIES, parties

of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED FIVE THOUSAND & 00/100
 DOLLARS
 (\$205,000.00)

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants
 by the entireties, the survivor of them, and the survivor's

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in BALTIMORE COUNTY

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED AS LOT NO. 3, AS SHOWN ON THE PLAT
 ENTITLED, "TWIN BROOKS", WHICH PLAT IS RECORDED AMONG THE LAND
 RECORDS OF BALTIMORE COUNTY IN PLAT BOOK E.H.K., JR. BOOK 42
 FOLIO 112. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 14632
 HANOVER PIKE.

BEING THE SAME LOT OF GROUND AND PREMISES WHICH BY DEED DATED
 JUNE 27, 1988 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE
 COUNTY IN LIBER 7903 FOLIO 709 WAS GRANTED AND CONVEYED BY
 MICHAEL J. LYNCH AND HELEN D. LYNCH, HIS WIFE UNTO DAVID HERBERT
 BUTLER AND CAROLE JEAN BUTLER, HIS WIFE THE WITHIN GRANTORS.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

No. 07809

DATE 12/17/01 ACCOUNT R001-006-615 0

AMOUNT \$ 50.00

RECEIVED
FROM:

Sharon Spier

FOR:

Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #258

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/17/2001	12/17/2001	11:16:20
REG #504	CASHIER DDOL DMD DRAMER	2
>> RECEIPT # 168783		
DEPT	5	528 ZONING VERIFICATION
CR NO.	007809	

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ADMIN

RE: Case No 02-258-APetitioner/Developer: SPIES, ETALDate of Hearing/Closing: 1/14/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #14632 HANOVER PIKE

The sign(s) were posted on 12/29/01
(Month/Day, Year)

Sincerely,

Patrick M. O'Keefe 1/3/02
(Signature of Sign Poster and Date)

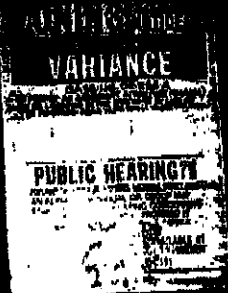
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

A brand fax transmittal memo 7671		# of pages	
To	From		
BETTY DE ROBIN	O'KEEFE		
Co.	Co.		
ZONING			
Dept.	Phone #		
	Fax #		
	10 887-3468		



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-258-A
Petitioner: James Spies
Address or Location: 14632 Hanover PK

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Spies
Address: 14632 Hanover PK
Upper, MD
Telephone Number: 410-429-4516

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 258 -A Address 14632 Hanover Pike

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/17/01 Posting Date: 12/30/01 Closing Date: 01/14/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 258 -A Address 14632 Hanover Pike


Petitioner's Name James & Sharon Spies Telephone 410-429-4516

Posting Date: 12/30/01 Closing Date: 01/14/02

Wording for Sign: To Permit an accessory structure (garage) be located in the side yard in lieu of the required rear yard.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Granted 1/25/02

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

Granted 1/25/02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-211, 02-242, 02-247, & 02-258

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-18-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

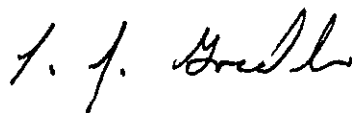
RE: Baltimore County
Item No. 258 BZ

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 30. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



#258



30

HANOVER

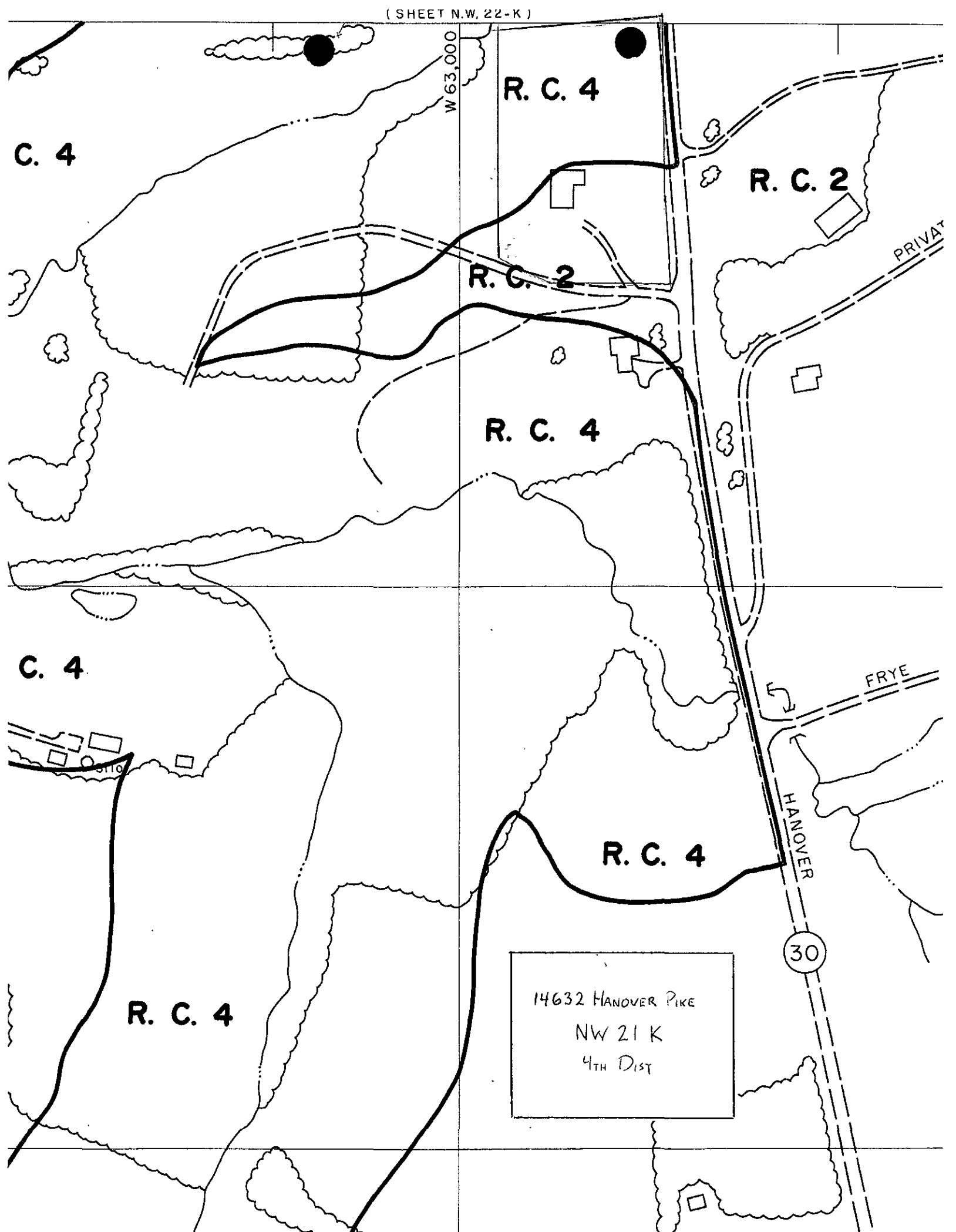
R. C. 2

WRONG!

Should be NW 21 K

N.W. 22-K

#258



R. C. 4

R. C. 2

R. C. 2

R. C. 4

R. C. 4

R. C. 4

14632 HANOVER PIKE
NW 21 K
4TH DIST

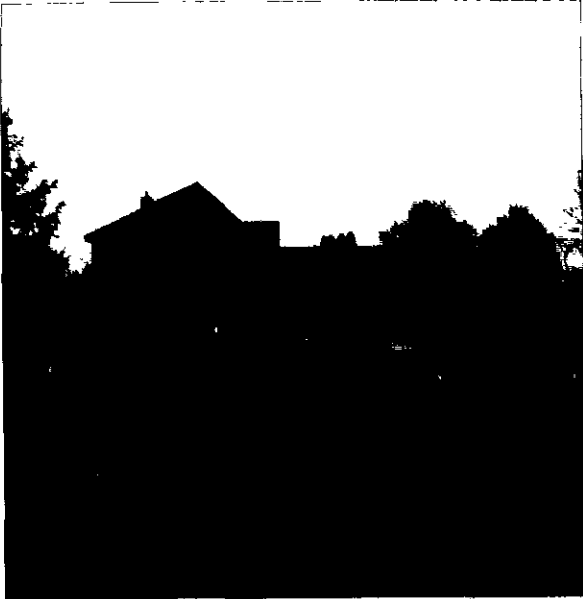
30

HANOVER

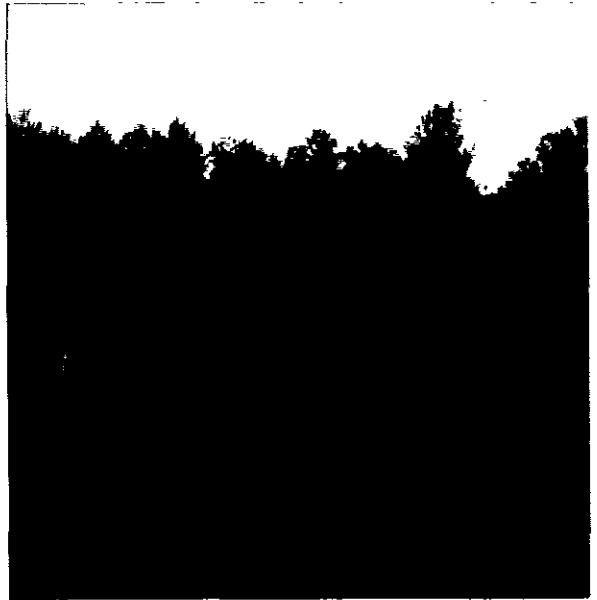
FRYE

PRIVATE

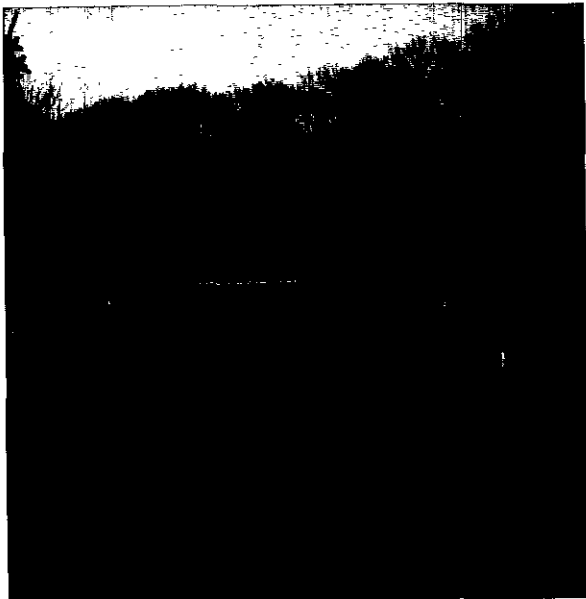
W 63,000



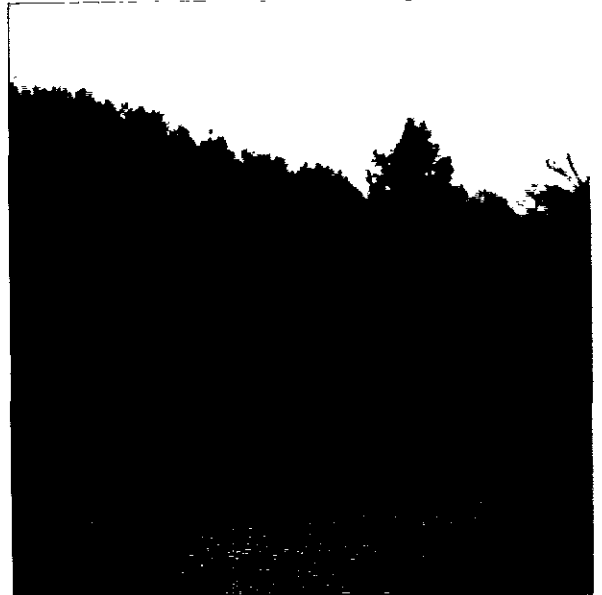
PROPOSED SITE
LOOKING NORTH



PROPOSED SITE
LOOKING SOUTH
TOWARD LOT 6



PROPOSED SITE
LOOKING EAST
TOWARD RT. 30

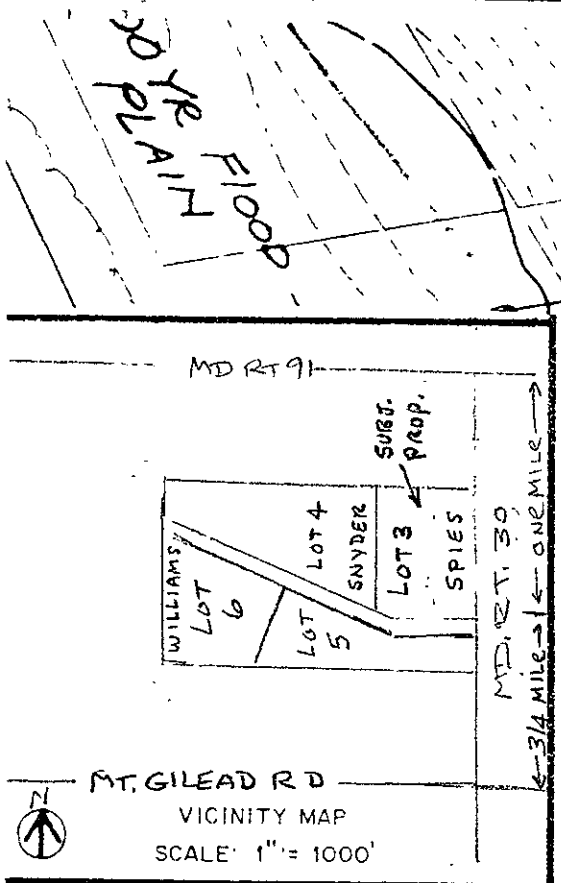


PROPOSED SITE
LOOKING WEST
TOWARD LOT 4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 14632 HANOVER PIKE
SUBDIVISION NAME TWIN BROOKS
PLAT BOOK # 42 FOLIO # 112 LOT # 3 SECTION # N/A
OWNER JAMES & SHARON SPIES

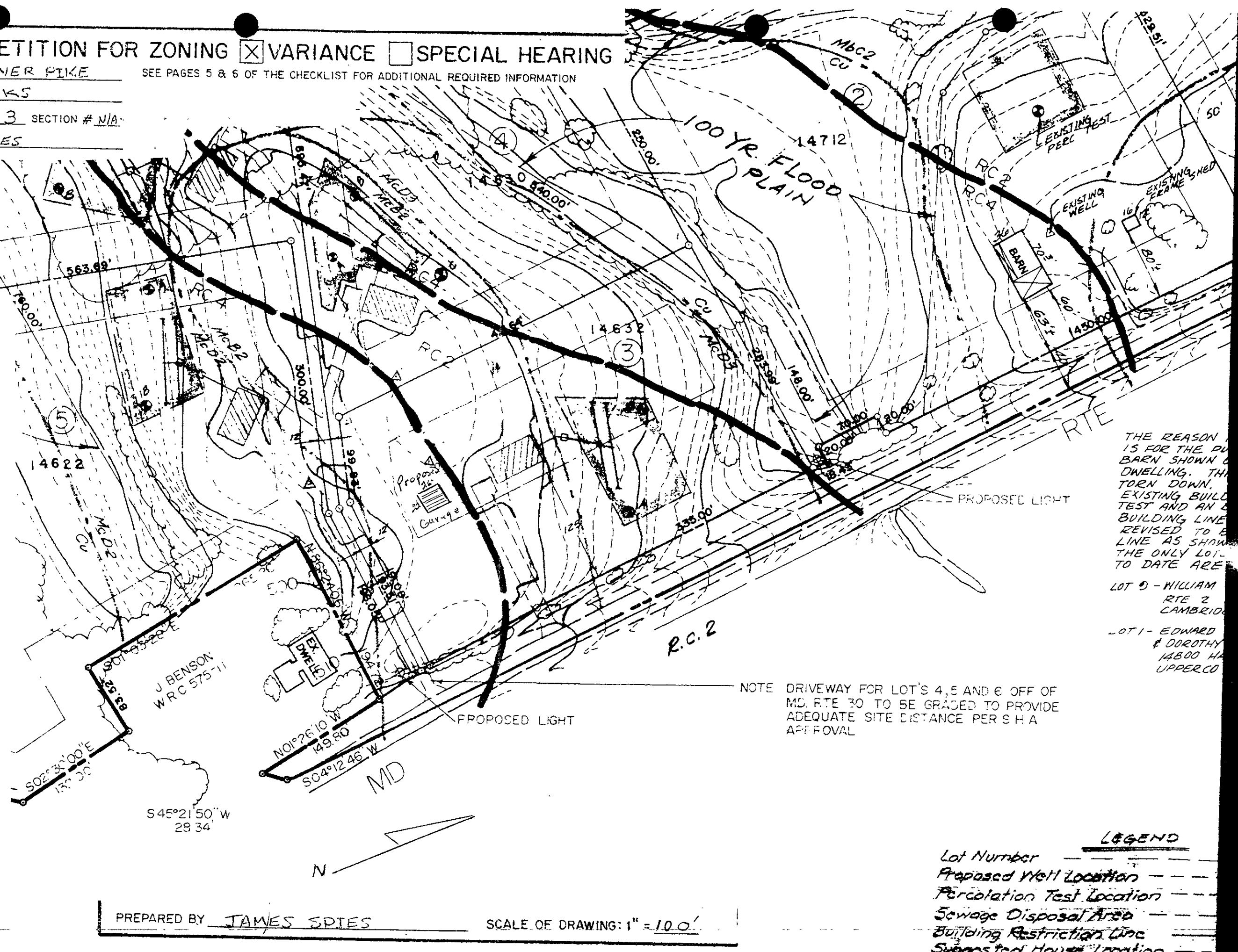
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 4th
COUNCILMANIC DISTRICT 3rd
1" = 200' SCALE MAP # NW 21 K
ZONING RC2 IRC-4
LOT SIZE 2.96 128,938
ACREAGE SQUARE FEET
SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
VIEWED BY BL ITEM # 258 CASE # 02-258-A



THE REASON
IS FOR THE
BARN SHOWN
DWELLING. THE
TORN DOWN
EXISTING BUILD
TEST AND AN
BUILDING LINE
REVISED TO
LINE AS SHOWN
THE ONLY LOT
TO DATE ARE

LOT 9 - WILLIAM
RTE 2
CAMBRIDGE
LOT 1 - EDWARD
& DOROTHY
14800 HANOVER
UPPER CO

NOTE DRIVEWAY FOR LOT'S 4, 5 AND 6 OFF OF
MD. RTE 30 TO BE GRADED TO PROVIDE
ADEQUATE SITE DISTANCE PER S.H.A.
APPROVAL

PREPARED BY JAMES SPIES

SCALE OF DRAWING: 1" = 100'

- LEGEND
- Lot Number
 - Proposed Well Location
 - Percolation Test Location
 - Sewage Disposal Area
 - Building Restriction Line
 - Suggested House Location